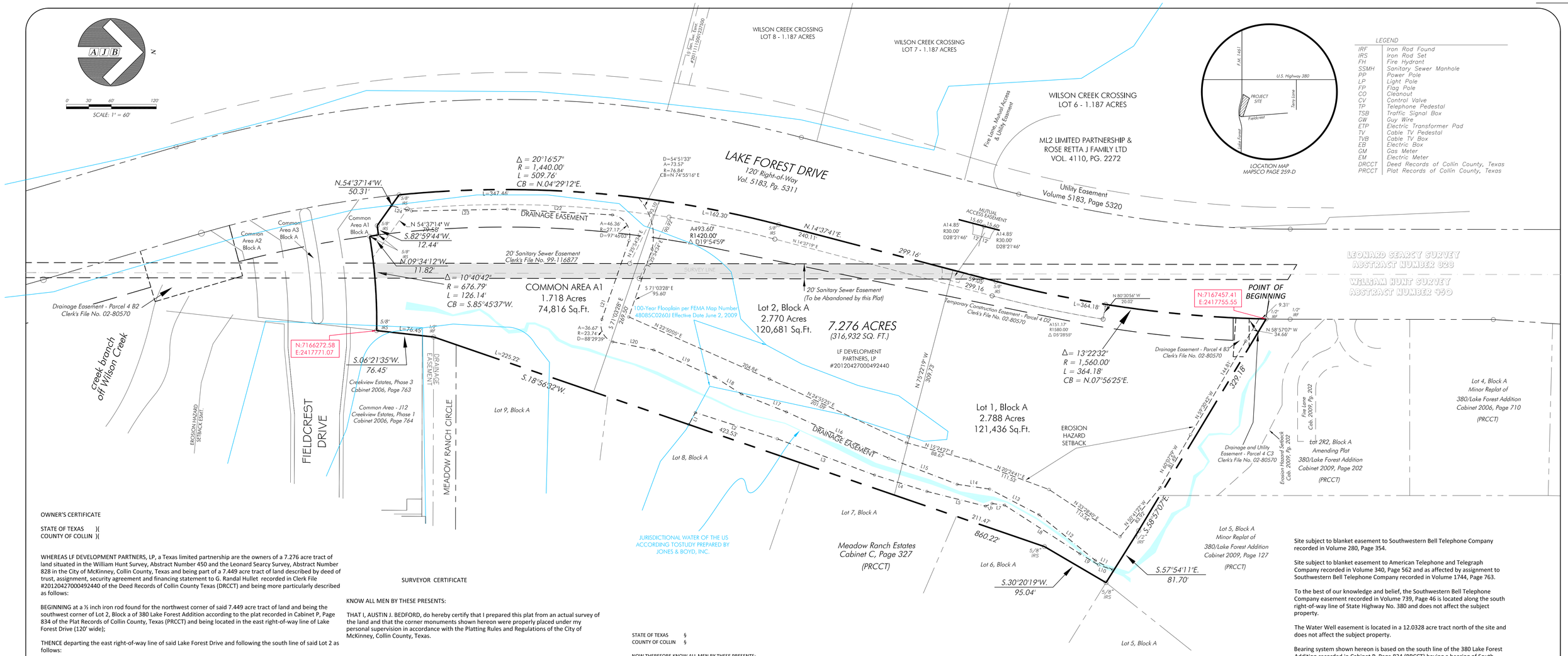

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS LF DEVELOPMENT PARTNERS, LP, a Texas limited partnership are the owners of a 7.276 acre tract of land situated in the William Hunt Survey, Abstract Number 450 and the Leonard Searcy Survey, Abstract Number 828 in the City of McKinney, Collin County, Texas and being part of a 7.449 acre tract of land described by deed of trust, assignment, security agreement and financing statement to G. Randal Hullet recorded in Clerk File #20120427000492440 of the Deed Records of Collin County Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of said 7.449 acre tract of land and being the southwest corner of Lot 2, Block a of 380 Lake Forest Addition according to the plat recorded in Cabinet P, Page 834 of the Plat Records of Collin County, Texas (PRCCT) and being located in the east right-of-way line of Lake Forest Drive (120' wide);

THENCE departing the east right-of-way line of said Lake Forest Drive and following the south line of said Lot 2 as follows:

SOUTH 58°57'07" EAST a distance of 329.18 feet to a ½ inch iron rod found for corner;

SOUTH 57°54'11" EAST a distance of 81.70 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 2 and being located in the west line of Meadow Ranch Estates an addition to the City of McKinney according to the plat recorded in Cabinet C, Page 327 (PRCCT);

THENCE along the west line of said Meadow Ranch Estates and the east line of said 7.449 acre tract of land as follows:

SOUTH 30°20'19" WEST a distance of 95.04 feet to a 5/8 inch iron rod set for corner;

SOUTH 18°56'32" WEST a distance of 860.22 feet to a ½ inch iron rod found for the northwest corner Common Area J12, Block J of Creekview Estates, Phase 1 according to the plat recorded in Cabinet 2006, Page 764 of the (PRCCT);

THENCE continuing with the east line of said 7.449 acres and the west line of said Common Area J12, SOUTH 06°21'35" WEST a distance of 76.45 feet to a 5/8 inch iron rod set in the northeast corner of Common Area A1, Block A of Creekview Estates, Phase 3 according to the plat recorded in Cabinet 2006, Page 763 of the (PRCCT) and being located in a non-tangent curve to the left having a radius of 676.79 feet and a chord bearing of South 85°45'37" West;

THENCE along the north line of said Common Area A1 as follows:

Continuing with said non-tangent curve to the left through a central angle of 10°40'42" for an arc length of 126.14 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 09°34'12" WEST a distance of 11.82 feet to a 5/8 inch iron rod set for corner;

SOUTH 82°59'44" WEST a distance of 12.44 feet to a 5/8 inch iron rod set for corner;

NORTH 54°37'14" WEST a distance of 50.31 feet to a 5/8 inch iron rod set in the easterly right-of-way line of said Lake Forest Drive and being located in a non-tangent curve to the right having a radius of 1,440.00 feet and a chord bearing of North 04°29'12" East;

THENCE along the easterly right-of-way line of said Lake Forest Drive as follows:

Continuing with said non-tangent curve to the right through a central angle of 20°16'57" for an arc length of 509.76 feet to a 5/8 inch iron rod set for the point if tangency;

NORTH 14°37'41" EAST a distance of 299.16 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,560.00 and a chord bearing of North 07°56'25" East;

Continuing along said curve to the left through a central angle of 13°22'32" for an arc length of 364.18 feet to the POINT OF BEGINNING:

CONTAINING within these metes and bounds 7.276 acres or 316,932 square feet of land, more or less, all according to that survey prepared by AJ Bedford Group, Inc..

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE:

COMMON AREA A1 WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LF DEVELOPMENT PARTNERS, LP, a Texas limited partnership do hereby adopt this plat designating the hereon described property as CRAIG CHILDREN TRUST ADDITION, LOTS 1, 2, COMMON AREA A1, BLOCK A an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

OWNER: LF Development Partners, LP, a Texas limited partnership

By: Lattimore Ventures I, LLC, a Texas limited liability company, General Partner

By: Lattimore Properties, Inc., a Texas corporation, Sole Member

By:_____
Scott Chrimes, Secretary

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT CHRIMES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LINE	BEARING	DISTANCE
L1	N 61°26'48" W	18.20'
L2	N 17°46'45" E	114.57'
L3	N 20°25'58" E	138.16'
L4	N 17°22'07" E	73.18'
L5	N 14°07'43" E	80.59'
L6	N 22°28'36" W	9.28'
L7	N 07°30'15" E	16.98'
L8	N 32°49'37" E	119.38'
L9	N 30°58'21" E	28.69'
L10	N 19°01'33" E	20.12'
L11	S 28°29'20" W	26.52'
L12	S 39°01'18" W	96.33'
L13	S 27°26'24" W	74.22'
L14	S 08°23'31" W	43.63'
L15	S 20°53'29" W	97.48'
L16	S 24°19'06" W	149.83'
L17	S 21°43'38" W	64.36'
L18	S 32°24'56" W	41.76'
L19	S 23°57'52" W	89.28'
L20	S 11°18'07" W	55.73'
L21	N 70°55'31" W	110.97'
L22	S 03°04'47" W	140.30'
L23	S 01°04'14" E	127.39'
L24	S 14°50'04" W	27.81'

CERTIFICATE OF APPROVAL

Approved and Accepted

_____ Date _____
Chairman
Planning and Zoning Commission
City of McKinney, Texas

Site subject to blanket easement to Southwestern Bell Telephone Company recorded in Volume 280, Page 354.

Site subject to blanket easement to American Telephone and Telegraph Company recorded in Volume 340, Page 562 and as affected by assignment to Southwestern Bell Telephone Company recorded in Volume 1744, Page 763.

To the best of our knowledge and belief, the Southwestern Bell Telephone Company easement recorded in Volume 739, Page 46 is located along the south right-of-way line of State Highway No. 380 and does not affect the subject property.

The Water Well easement is located in a 12.0328 acre tract north of the site and does not affect the subject property.

Bearing system shown hereon is based on the south line of the 380 Lake Forest Addition recorded in Cabinet P, Page 834 (PRCCT) having a bearing of South 58°57'07" East.

12-111PF

PRELIMINARY FINAL PLAT
CRAIG CHILDREN TRUST ADDITION
LOTS 1, 2, & COMMON AREA A1,Block A

BEING 7.276 ACRES OUT OF THE
WILLIAM HUNT SURVEY, ABSTRACT NO. 450 AND
LEONARD SEARCY SURVEY, ABSTRACT NO. 828
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Owners: LF DEVELOPMENT PARTNERS, LP, a Texas limited partnership
5600 TENNYSON PARKWAY, SUITE 190
PLANO, TEXAS 75024

STATE OF TEXAS REGISTERED AUSTIN J. BEDFORD 4132 PROFESSIONAL SURVEYOR

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: May 23, 2012	P.C.: D. Cryer
Technician: L. Spradling	File: CRAIG BROTHER PLAT
Drawn By: L. Spradling	Job. No. 159-076

301 N. Alamo Road Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 1 Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY

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